

June 17, 2003 CPC

June 18, 2003 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0271

John C. Watkins and Watkins Land, L.L.C.

Midlothian Magisterial District
South line of Midlothian Turnpike

REQUEST: Rezoning from Agricultural (A) to Corporate Office (O-2) with Conditional Use to allow hotel and restaurant use.

PROPOSED LAND USE:

A hotel with an associated restaurant is planned. However, with approval of this request, other O-2 uses would be permitted.

PLANNING COMMISSION RECOMMENDATION

THE COMMISSION IS SCHEDULED TO CONSIDER THIS REQUEST ON JUNE 17, 2003. STAFF WILL ADVISE THE BOARD OF THE COMMISSION'S RECOMMENDATION AT, OR PRIOR TO, THE BOARD'S PUBLIC HEARING.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land uses comply with the Route 288 Corridor Plan, which suggests the property is appropriate for regional employment center use and are representative of anticipated area development.
- B. The hotel with an associated restaurant would serve as a supporting use for the future development of the area as an employment center.

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- C. The requirements of the Zoning Ordinance and proffered conditions further ensure land use compatibility and address concerns relative to erosion control and transportation.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

PROFFERED CONDITIONS

1. Except for timbering approved by the Virginia Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)
2. Prior to any final site plan approval, a ninety (90) foot wide right-of-way for an east/west arterial ("East/West Arterial") from Otterdale Road Relocated to the western property line and generally located towards the southern property line shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. The exact location of this right-of-way shall be approved by the Transportation Department. (T)
3. Direct access from the property to Route 60 shall be limited to one (1) entrance/exit, generally located at the western property line. The exact location of this access shall be approved by the Transportation Department. Prior to final site plan approval for any development that includes this access, an access easement, acceptable to the Transportation Department, shall be recorded across the property to ensure shared use of this access with the adjacent property to the west. (T)
4. Direct access from the property to Otterdale Road Relocated shall be limited to one (1) entrance/exit, generally located approximately midway of the property frontage. This access shall be limited to right-turns-in and right-turns-out only. The exact location of this access shall be approved by the Transportation Department. (T)
5. Direct access from the property to East/West Arterial shall be limited to one (1) entrance/exit, generally located at the western property line. The exact location of this access shall be approved by the Transportation Department. (T)
6. To provide an adequate roadway system at the time of complete development, the owner/developer shall be responsible for the following:
 - a. Construction of an additional lane of pavement along the eastbound lanes of Route 60 from the terminus of the existing right turn storage lane that serves Otterdale Road Relocated, to the western property line.

- b. Construction of additional pavement along the eastbound lanes of Route 60 at the approved access to provide a separate right turn lane, when the Route 60 access is constructed as identified in Proffered Condition 2.
 - c. Construction of a raised median and one (1) additional lane of pavement along Otterdale Road Relocated from Route 60 to approximately 200 feet south of the right-in and right-out access. The exact length of this improvement shall be approved by the Transportation Department.
 - d. Construction of two (2) lanes of East/West Arterial, based on VDOT Urban Minor Arterial Standards (50 MPH) with modifications approved by the Transportation Department, from Otterdale Road Relocated to the western property line.
 - e. Construction of East/West Arterial at its intersection with Otterdale Road Relocated as a three-lane typical section (i.e. one (1) westbound lane and two (2) eastbound lanes). The exact length of this improvement shall be approved by the Transportation Department.
 - f. Construction of additional pavement along Otterdale Road Relocated at the approved access and at East/West Arterial intersection, and along East/West Arterial at the approved access to provide left and right turn lanes, if warranted, based on Transportation Department standards.
 - g. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)
7. Prior to any site plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 5, shall be submitted to and approved by the Transportation Department. (T)

GENERAL INFORMATION

Location:

South line of Midlothian Turnpike, east of Dry Bridge Road. Tax IDs 715-710-Part of 8459 and 717-708-Part of 4353 (Sheet 5).

Existing Zoning:

A

Size:

15.7 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North – A; Single-family residential and vacant

South – A with Conditional Use Planned Development; Communications tower

East – A; Vacant

West – A; Vacant

UTILITIES

Public Water System:

There is an existing twenty-four (24) inch water line extending along the north side of Midlothian Turnpike, opposite the request site. The request site is within the area of the Route 288 Corridor Plan which requires the use of the public water system. Use of the public water system is required by County Code.

Public Wastewater System:

There is an existing twenty-one (21) inch wastewater trunk line extending along Michaux Creek, approximately 5,200 feet northeast of the request site. A fifteen (15) inch wastewater trunk line is now under construction to extend the public wastewater system to the western side of Route 288, at a point approximately 3,200 feet northeast of the request site. A future extension from this fifteen (15) inch wastewater trunk line will be necessary to serve the proposed development. The request site is within the area of the Route 288 Corridor Plan which requires use of the public wastewater system. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The property drains south and west to an off-site tributary of Tomahawk Creek, which eventually drains into the Swift Creek Reservoir. There are no existing or anticipated on- or off-site drainage or erosion problems. The property is wooded and should not be timbered without first obtaining a land disturbance permit from the Environmental

Engineering Department (Proffered Condition 1). This will ensure adequate erosion control measures are in place prior to any land disturbance.

Water Quality:

The property is upstream of the Swift Creek Reservoir. Since it drains into the reservoir, the developer will be subject to paying a pro-rata fee for construction of BMP facilities to mitigate impacts of run off to the reservoir. This issue will be addressed in conjunction with plan review.

PUBLIC FACILITIES

Fire Service:

The Midlothian Fire Station, Company Number 5, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have minimal impact on fire and EMS service.

Transportation:

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on general office trip rates, development could generate approximately 1,590 vehicles per day. These vehicles will be distributed along Route 60, which had a 2001 traffic count of 20,000 vehicles per day, and Otterdale Road Relocated. The capacity of this four (4) lane section of Route 60 is acceptable (Level of Service B) for the volume of traffic it currently carries.

In conjunction with the Route 288 Project, part of Otterdale Road is being relocated ("Otterdale Road Relocated") along the east side of the subject property. It will be constructed as a two (2) lane facility with turn lanes at its intersection with Midlothian Turnpike (Route 60). Most of the work for Otterdale Road Relocated is now complete. According to the Virginia Department of Transportation, the Route 288 Project is scheduled to be complete by Fall 2003.

In this area, the Thoroughfare Plan identifies an east/west major arterial ("East/West Arterial"), with a recommended right of way width of ninety (90) feet, parallel to and on the south side of Route 60. The East/West Arterial is planned to extend from Otterdale Road, across the subject property, to County Line Road. The applicant has proffered to dedicate a ninety (90) foot wide right of way for the East/West Arterial from Otterdale Road Relocated to the western property line, in accordance with that Plan (Proffered Condition 2). This road will be generally located along the southern boundary of the subject property. Development must adhere to the Development Standards Manual in the Zoning Ordinance, relative to access and internal circulation (Division 5). Route 60, Otterdale Road Relocated

and the East/West Arterial are identified on the Thoroughfare Plan as major arterials. Access to major arterials should be controlled. The applicant has proffered to limit direct access from the property to Route 60 to one (1) entrance/exit, generally located at the western property line (Proffered Condition 3). Proffered Condition 3 requires that an access easement be recorded across the property to provide shared use of the Route 60 access with the adjacent property to the west. The applicant has also proffered to limit direct access from the property to Otterdale Road Relocated to one (1) entrance/exit, generally located midway of the property frontage (Proffered Condition 4). This access will be limited to right-turns-in and right-turns-out only. In order to restrict left turns at this access, the developer has agreed to construct a raised median on Otterdale Road Relocated. Another proffer limits direct access from the property to the East/West Arterial to one (1) entrance/exit, generally located at the western property line. (Proffered Condition 5)

The traffic impact of this development must be addressed. The applicant has proffered to: 1) construct an additional lane of pavement along the eastbound lanes of Route 60 from the terminus of the existing right turn storage lane that serves Otterdale Road Relocated to the western property line; 2) construct additional pavement along the eastbound lanes of Route 60 at the approved access to provide a separate right turn lane, when the Route 60 access is constructed; 3) construct a raised median and one (1) additional lane along Otterdale Road Relocated from Route 60 to approximately 200 feet south of the right-in and right-out access; 4) construct two (2) lanes of the East/West Arterial from Otterdale Road Relocated to the western property line; 5) construct the East/West Arterial at its intersection with Otterdale Road Relocated as a three (3) lane typical section (i.e., one (1) westbound lane and two (2) eastbound lanes); and 6) construct additional pavement along Otterdale Road Relocated at the approved access and at East/West Arterial intersection, and along East/West Arterial at the approved access to provide left and right turn lanes, if warranted. (Proffered Condition 6)

At time of site plan review, specific recommendations will be provided regarding access and internal site circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Route 288 Corridor Plan, which suggests the property and surrounding area are appropriate for regional employment center use. The Plan also suggests supporting small-scale retail uses incorporated into larger developments are also appropriate.

Area Development Trends:

Area properties are zoned Agricultural (A) and are occupied by single family residential uses or are vacant. The Plan anticipates additional employment center and supporting uses continuing in the area.

Site Design:

The request property lies within an Employment Center District. The purpose of the Employment Center District Standards is to encourage and enhance the development of quality office and industrial parks. Redevelopment of the site or new construction must conform to the requirements of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

Architectural Treatment:

Currently, in Employment Center Districts, architectural treatment of buildings, including materials, color and style, must be compatible with buildings located within the same project or within the same block or directly across any street. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features. As this is anticipated to be the first building within an expected larger development, this project will set the character of the architecture in the area.

Within Employment Center Areas, no building exterior may consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. There is, however, nothing to preclude the use of different materials on different building exteriors, but rather, the use of inferior materials on sides that face adjoining property. No building exterior may be constructed of metal or unadorned concrete block.

All junction and accessory boxes must be minimized from view of adjacent property and public rights of way by landscaping or architectural treatment integrated with the building served.

Mechanical equipment, whether ground-level or rooftop, must be screened from view of adjacent property and public rights of way and designed to be perceived as an integral part of the building.

Buffers and Screening:

The Zoning Ordinance requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) be screened from view of adjacent properties and public rights of way by a masonry or concrete wall which is constructed of comparable materials to and designed to be compatible with the principal building that such area serves and that such area within 1,000 feet of any A District not be serviced between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from adjacent properties where loading areas are not permitted, from property in an A District that is designated on the Comprehensive Plan for a district in which loading areas are not permitted and from public rights of way.

Uses:

In addition to the O-2 uses the applicant is requesting a conditional use to develop a hotel with an associated restaurant on the property. Hotels are permitted with certain restrictions in Corporate Office (O-2) Districts. If these restrictions cannot be met then the use may be allowed by Conditional Use. In conjunction with hotels, and within the same structures housing hotels, restaurants are permitted as an accessory to the hotel use in an O-2 District. If the Conditional Use permit for the hotel is granted, then the restaurant use would also be allowed, under the provisions stated above.

CONCLUSIONS

The proposed zoning and land use comply with the Route 288 Corridor Plan, which suggests the property is appropriate for regional employment center use and are representative of anticipated area development. The Plan suggests small-scale supporting uses incorporated into larger developments are also appropriate for this area. The hotel with an associated restaurant would serve as a supporting use to the future development of an employment center. In addition, the requirements of the Zoning Ordinance and proffered conditions further ensure land use compatibility and address concerns relative to erosion control and transportation.

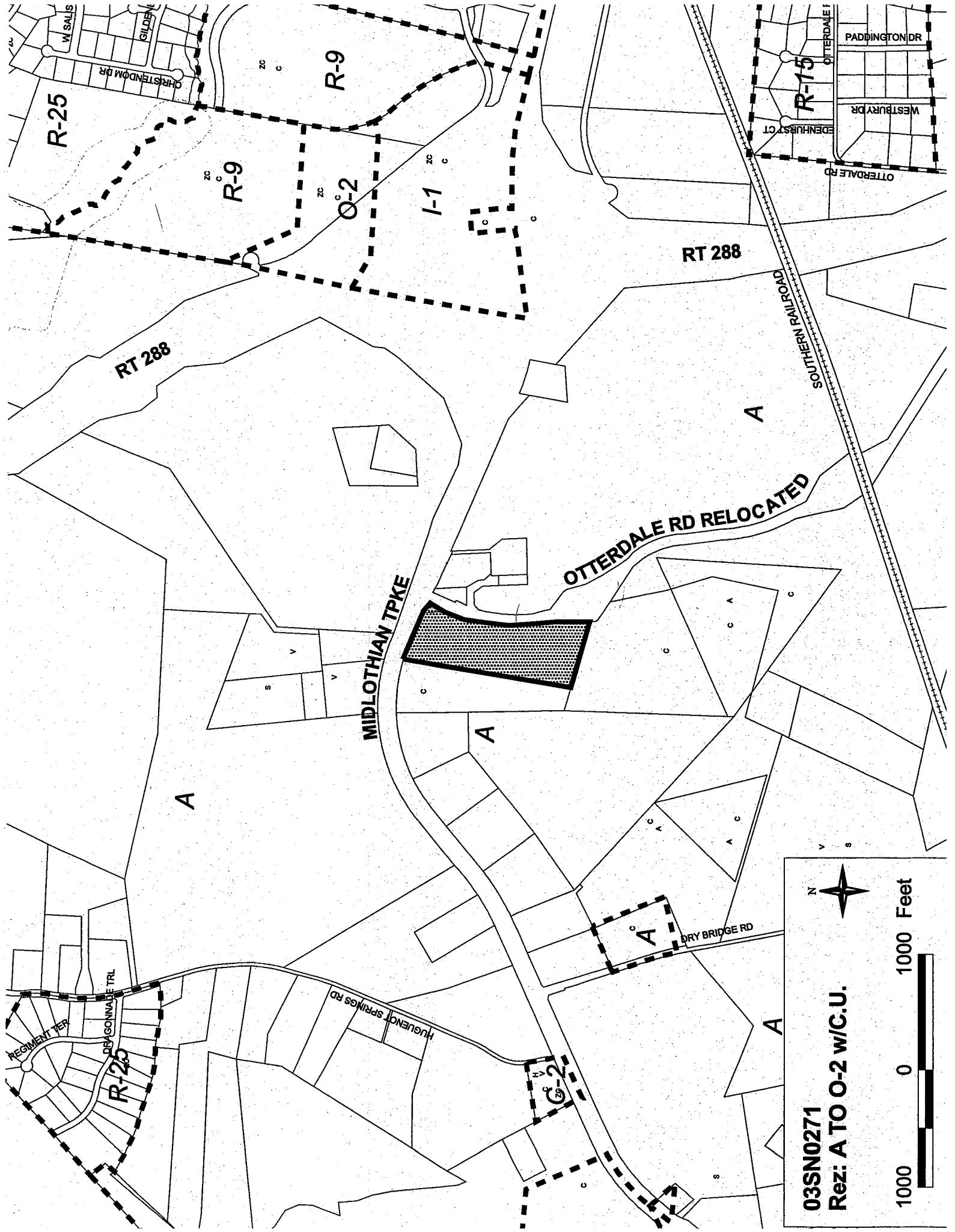
Given these considerations, approval of this request is recommended.

CASE HISTORY

Staff (6/9/03):

The Commission is scheduled to consider this request on June 17, 2003.

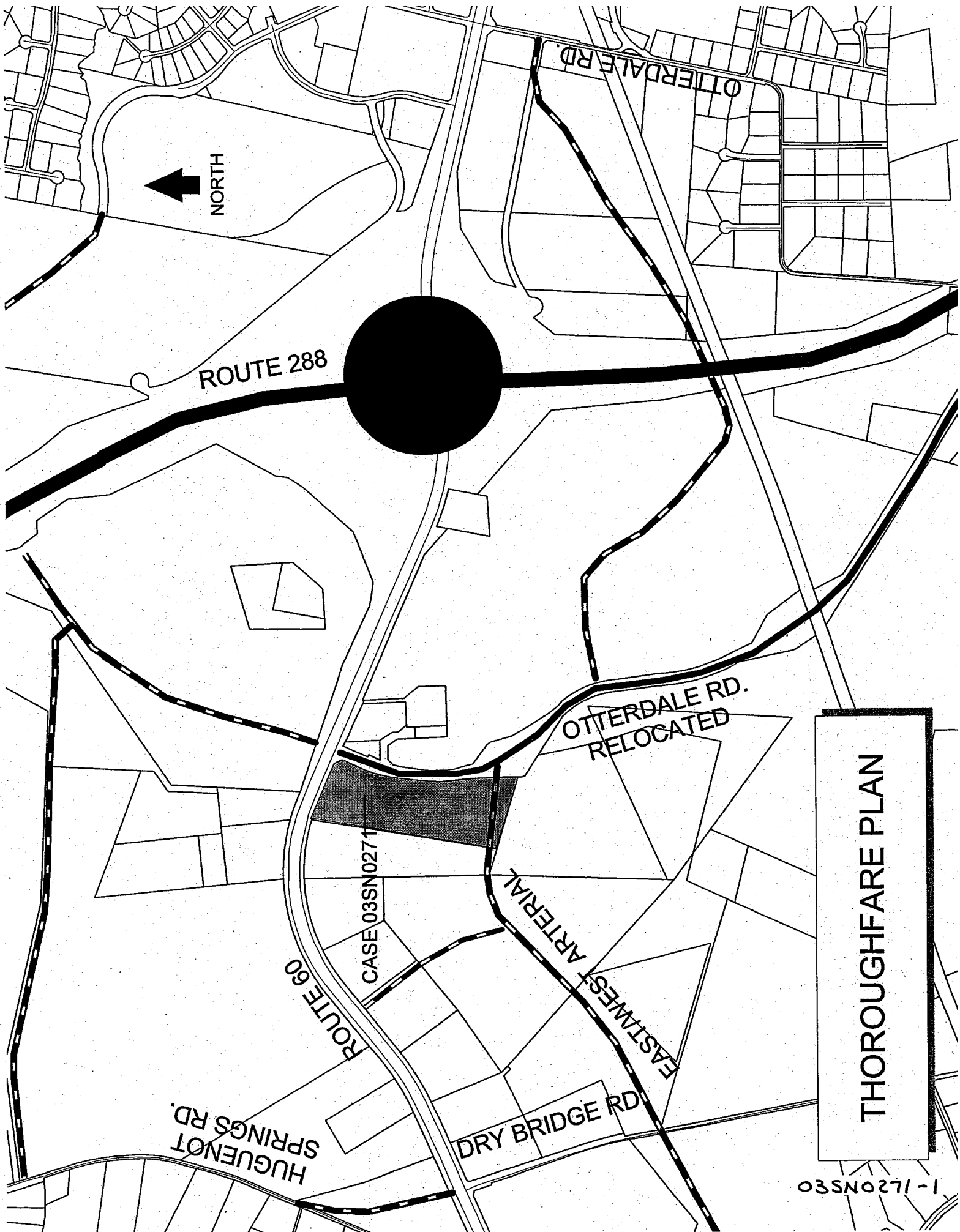
The Board of Supervisors, on Wednesday, June 18, 2003, beginning at 7:00 p.m., will take under consideration this request.



03SN0271

Rez: A TO O-2 w/C.U.





THOROUGHFARE PLAN

03SN0271-1/120NS30